

**REDEVELOPMENT AGENCY MEETING  
JULY 11, 2006**

The meeting was called to order as the City Council at 2:03 pm. by Council President Peters with Council Member Madaffer not present.

Roll Call      Faulconer, Atkins, Young, Maienschein, Fyre,  
                         Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst  
Michael J. Aguirre, City Attorney  
Karen Heumann, City Attorney  
Elizabeth Maland, City Clerk

Excused      Madaffer

The meeting adjourned as the City Council at 3:30 p.m.

The meeting reconvened as the Redevelopment Agency at 3:30 p.m. by Chair Peters with Agency Member Madaffer not present.

1. **Approval of the minutes:**

April 4, 2006  
April 17, 2006, special

Motion by Member Atkins to approve (with Madaffer not present)  
Second by Member Hueso  
Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES- JULY 11, 2006

**Adoption**

**2. Fourth Amendment to the Agreement with Project Design Consultants for Consultant Services for the Community Plan Update-Centre City Redevelopment Project (Districts 2 and 8)**

(RA-2006-147)

That the Redevelopment Agency authorizes the Corporation to enter into the Fourth Amendment to the Agreement with Project Design Consultants to complete an Environmental Impact Report to evaluate the impacts of the proposed updated Downtown Community Plan, in the amount of \$55,541. The maximum compensation will not exceed \$589,291.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15070 ( C )(2).

See Centre City Development Corporation Report no. CCDC-06-19, dated July 5, 2006.

No one spoke in opposition to this item.

Staff: Alexander Elias, (619) 533-7117  
David Allsbrook, (619) 533-7112  
Agency Counsel: Bruce Bartram  
Auditor Certificate Number: AC2600065

Motion by Member Faulconer to Adopt (with Madaffer not present)  
Second by Member Hueso  
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04049 and D-04049.**

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**Adoption**

3. **Sixth Amendment to Agreement for Legal Services with Kane, Ballmer & Berkman (Districts 2, 3, 4, 6, 7 & 8)**

(RA-2006-149)

Approve the Sixth Amendment to Agreement for legal Services between the Redevelopment Agency and Kane, Ballmer & Berkman.

See Redevelopment Agency Report no. RA-06-34, dated July 5, 2006.

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 ( C )(2).

No one spoke in opposition to this item.

Staff: Maureen Ostrye, (619) 533-5428

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2600905

Motion by Member Atkins to Adopt (with Madaffer not present)

Second by Member Hueso

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04050 and D-04050.**

REDEVELOPMENT AGENCY MEETING MINUTES- JULY 11, 2006

**Adoption**

4. **Third Implementation Agreement to the Disposition and Development Agreement (DDA) by and between the Redevelopment Agency of the City of San Diego (Agency) and TayRad, LLC, (Developer) for the development of the 54<sup>th</sup> and Market Streets Industrial Site (District 4)**

(RA-2006-148)

That the Redevelopment Agency of the City approve the Third Implementation Agreement to the Disposition and Development Agreement (DDA) with TayRad, LLC (Developer) for the development of the 54<sup>th</sup> and Market Street Industrial Site.

See Southeastern Economic Development Corporation Report no. SEDC-06-008, dated July 5, 2006.

On February 20, 2001, the Redevelopment Agency Certified the Secondary Study of Environmental Impact with respect to the DDA.

Staff: Sherry Brooks, (619) 527-7345

Agency Counsel: Bruce Bartram

Motion by Member Young to Adopt (with Madaffer not present)

Second by Member Hueso

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04051 and D-04051.**

The meeting adjourned as the Redevelopment Agency at 3:38 p.m.

The meeting reconvened as the City Council at 3:38 p.m. by Council President Peters with Council Member Madaffer not present.

The meeting adjourned as the City Council at 5:20 p.m.

The meeting reconvened as the Special City Council at 5:20 p.m. by Council President Peters with Council Member Madaffer not present.

The meeting adjourned as the Special City Council at 5:57 p.m.

## REDEVELOPMENT AGENCY MEETING MINUTES- JULY 11, 2006

The meeting reconvened as the City Council at 5:57 p.m. by Council President Peters with Council Member Madaffer not present.

The meeting adjourned as the City Council at 6:07 p.m.

The meeting reconvened as the Redevelopment Agency at 6:07 p.m. by Chair Peters with Agency Member Madaffer not present.

### Adoption

#### 5. **Disposition and Development Agreement and Associated Actions for La Entrada Family Housing Project (District 8)**

(Continued from the Special Redevelopment Agency meeting, June 27, 2006, Item 1, at the request of Agency Member Hueso, for further review)

**Note:** Hearing open. No testimony taken on June 27, 2006

(RA-2006- 2006-144) (Rev. Copy)

Item 1. Certifying that the information contained in Mitigated Negative Declaration No. 93861 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Mitigated Negative Declaration reflects the independent judgment of the City of San Diego as Lead Agency. Stating for the record that the final Mitigated Negative Declaration has been reviewed and considered prior to approving the project. Adopting the Mitigation, Monitoring and Report Program.

(RA-2006-143) ) (Rev. Copy)

Item 2. Approve the Basic Concept Drawings.

(RA-2006-142) ) (Rev. Copy)

Item 3. Authorize the Executive Director or designee to execute a Disposition and Development Agreement with La Entrada Housing Investors, L.P.

(RA-2006-140) ) (Rev. Copy)

Item 4. Approve the finding of benefit for the use of Centre City housing setaside funds outside of the Centre City Project Area.

(RA-2006-141) ) (Rev. Copy)

Item 5. Authorize the expenditure of housing set-aside funds for La Entrada Family Housing Project in an amount not to exceed \$13,167,000 from the Centre City Project Areas as a residual receipts loan contribution to the project.

REDEVELOPMENT AGENCY MEETING MINUTES- JULY 11, 2006

**Adoption**

**5. Disposition and Development Agreement and Associated Actions for La Entrada Family Housing Project (District 8) (Continued)**

(Continued from the Special Redevelopment Agency meeting, June 27, 2006, Item 1, at the request of Agency Member Hueso, for further review)

**Note:** Hearing open. No testimony taken on June 27, 2006

(RA-2006-139) ) (Rev. Copy)

Item 6. Authorize the Executive Director or designee to make contingent offers for acquisition of properties for La Entrada Family Housing Project.

The City of San Diego as Lead Agency under CEQA has prepared and completed a Mitigated Negative Declaration, LDR No. 93861, dated June 14, 2006, and Mitigation Monitoring Reporting Program covering this activity.

See Redevelopment Agency Report no. RA-06-27 and Report to Council RTC-06-065, dated June 22, 2006. Memorandum from Carol A. Leone dated June 22, 2006.

Council Companion Item no. 336

Public testimony in favor by Hilda Guino.

Staff: Jim LoBue (619) 533-5263

Sam Johnson (619) 533-5425

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2600891

Motion by Member Young to Adopt (with Madaffer not present)

Second by Member Hueso

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04052, R-04053 and D-04053, R-04054, R-04055, R-04056, R-04057; and City Council Resolution numbers R-301652, R-301653, R-301654.**

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**Adjournment**

The meeting adjourned as the Redevelopment Agency at 6:07 p.m.

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Elizabeth S. Maland, Secretary Redevelopment Agency  
of the City of San Diego  
(jis)